

LET PROPERTY PACK

INVESTMENT INFORMATION

New Road, Earby,
Barnoldswick, BB18 6UY

211893732

 www.letproperty.co.uk





Property Description

Our latest listing is in New Road, Earby, Barnoldswick, BB18 6UY

Get instant cash flow of **£310** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

Don't miss out on this fantastic investment opportunity...



New Road, Earby,
Barnoldswick, BB18 6UY

211893732



Property Key Features

1 BEDROOM

1 BATHROOM

Modern Kitchen

Well Maintained Property

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: FREEHOLD

Current Rent: £310

Market Rent: £500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £63,000.00 and borrowing of £47,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 63,000.00

25% Deposit	£15,750.00
SDLT Charge	£1,890
Legal Fees	£1,000.00
Total Investment	£18,640.00

Projected Investment Return



The monthly rent of this property is currently set at £310 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£310	£500
Mortgage Payments on £47,250.00 @ 5%	£196.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£31.00	£50.00
Total Monthly Costs	£242.88	£261.88
Monthly Net Income	£67.13	£238.13
Annual Net Income	£805.50	£2,857.50
Net Return	4.32%	15.33%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£1,857.50**
Adjusted To

Net Return **9.97%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£1,912.50**
Adjusted To

Net Return **10.26%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £199,950.



£199,950

1 bedroom house for sale

+ Add to report

Victoria Road, Earby, Barnoldswick

NO LONGER ADVERTISED

Marketed from 21 Nov 2023 to 1 Jul 2024 (222 days) by Hilton & Horsfall Estate Agents, Barrowford



£95,000

1 bedroom flat for sale

+ Add to report

Dam Head Road, Barnoldswick, BB18

NO LONGER ADVERTISED **SOLD STC**

Marketed from 21 Dec 2023 to 16 Aug 2024 (238 days) by Sally Harrison Estate Agents, Barnoldswick

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

1 bedroom flat

[+ Add to report](#)

Wellhouse Road, Barnoldswick, BB18

NO LONGER ADVERTISED

Marketed from 9 Sep 2024 to 26 Sep 2024 (17 days) by OpenRent, London



£595 pcm

1 bedroom property

[+ Add to report](#)

Bank Buildings, Barnoldswick, Lancashire, BB18

NO LONGER ADVERTISED






LET AGREED

Marketed from 12 Aug 2024 to 11 Sep 2024 (30 days) by Pad - 2 - Let, Barnoldswick

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **YES**
-  Current term of tenancy: **5 years+**
-  Standard Tenancy Agreement In Place: **YES**
-  Payment history: **EMPLOYMENT**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



 www.letproperty.co.uk

New Road, Earby, Barnoldswick, BB18 6UY

211893732

Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



LETPROPERTY